



Guide Price
£400,000

Freehold

3x  1x  2x 

**Codrington Gardens,
Gravesend, Kent, DA12**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Fantastic family home set on a corner plot**
- **Potential to extend subject to planning permission**
- **Garage and car port at the rear**
- **Walking distance to shops and other local amenities**
- **Close by to the A2/M2 motorway network**

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge : 18'3 x 11'0 (5.57m x 3.36m)
 Conservatory : 10'3 x 8'0 (3.13m x 2.44m)
 Dining Area : 8'6 x 7'2 (2.59m x 2.19m)
 Kitchen : 13'9 x 9'10 (4.19m x 3.00m)

FIRST FLOOR

Landing
 Bedroom 1: 12'10 x 10'6 (3.91m x 3.20m)
 Bedroom 2: 11'2 x 10'1 (3.41m x 3.08m)
 Bedroom 3: 8'2 x 8'2 (2.49m x 2.49m)
 Toilet
 Bathroom

OUTBUILDING

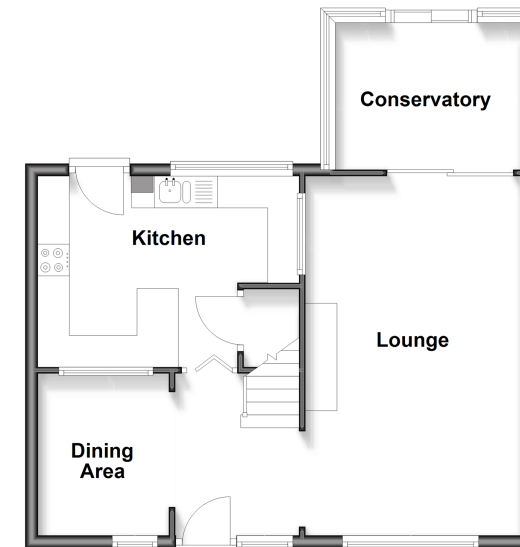
Garage to the Rear : 16'8 x 8'0 (5.08m x 2.44m)

OUTSIDE

Front Garden
 Rear Garden

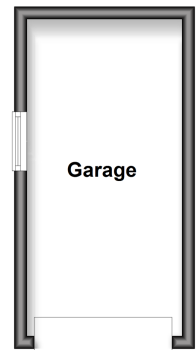
Ground Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



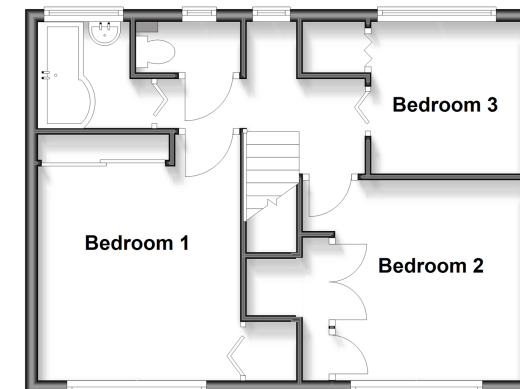
Outbuilding

Approx. 12.3 sq. metres (132.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Call Gravesend - 01474 352417 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11140644/20250723/MM/SB